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March 23, 2018

ATTENTION: Barry Wood - DLGF
RE: Miami County 2018 Ratio Study

Dear Barry,

I am happy to submit the Miami County 2018 Ratio Study. This letter is to assist with the review of our submitted Ratio Study and supporting data.

The Miami County 2018 Ratio Study is established according to the 2018 Ratio Study Guidance memorandum as well as the guidelines within the IAAO Standard on Ratio Studies. Sales used in this Ratio Study were determined by analyzing valid sales occurring from January 1, 2017, through December 31, 2017. This Study has been submitted as an MS Excel spreadsheet using the 2018 DLGF sample ratio study format as our model. We have an additional tab "*Validity*" which we used to give reasons for a change of a parcels validity due to additional research required during the study, as well as the tab "*StateRequest*" which is the explanations for sales marked "invalid" that were sent for us to re-examine in an email dated 3/6/2018. We have pulled several of the parcels from the list and used them in the study. I will be sending you a spreadsheet that includes our Workbook as well.

Cyclical Reassessment

The final phase of the current cyclical reassessment program, Phase 4, was performed in Butler, Jackson, Harrison, and Pipe Creek Townships. Circumstances that became problematic during this process, in regards to Jackson and Pipe Creek Townships, were the fact that they both have a pitiable building permit process – permits are not regularly given to the County, if at all, for these areas. It should be noted that Pipe Creek is working on improving their process.

Land Order

The Land Order for the entire County was accomplished this year. Neighborhoods, land rates, and miscellaneous land factors were analyzed and updated. The final Land Order was approved by the Miami County PTABOA at a meeting held March 8, 2018.

Residential and Agricultural Homesites

Homogeneous groupings for improved residential have been identified as follows:

Group S-twp1: This is Erie and Peru Township. These townships are adjacent and are the only two that contain US Highway 24 so these townships populate, have developments, and trend similar in areas surrounding said Highway.

Group S-twp2: Washington Township

Group S-twp3: Pipe Creek Township

Group S-twp4: This is Allen, Jefferson, Perry, Richland, and Union Townships. These townships represent our rural/agricultural areas north of Peru which is a total different economic status than the southern townships. This area has minimal collateral effects of Peru and has minimal commercial or industrial activity. The few incorporated towns of Denver, Mexico, and Macy have no signs of revitalization or new businesses in the future.

Group S-twp5: This is Butler, Clay Deer Creek, Harrison, and Jackson townships. These townships represent our rural/agricultural areas south of Peru with numerous economic effects such as Grissom Airforce Base, Mississinewa Dam/Reservoir, Bunker Hill Dragstrip, as well as popularity of this area due to proximity to employment opportunities in Kokomo.

- Residential Improved parcels: appropriate analysis is included
(there are some missing SDFID's – this is because I do not know where to locate them)
- Residential Vacant parcels: insufficient valid sales to analyze

Commercial and Industrial

- Commercial Vacant parcels: insufficient valid sales within this property class to analyze
- Commercial Improved parcels: insufficient valid sales within this property class to analyze
- Industrial Vacant parcels: insufficient valid sales within this property class to analyze
- Industrial improved parcels: insufficient valid sales within this property class to analyze

(Searching for and attempting to use valid sales from years past did not provide for sufficient relevant sales to deem an appropriate study)

Please feel free to call or email me if you have any questions or require additional information.

Sara Lea McAuliffe
Miami County Assessor

Real Property Percentage Changes over 10%